









## welcome to

# **Stour View Close, Mistley MANNINGTREE**

Situated in a popular location within Mistley within close proximity of railway station and Manningtree Town Centre is this three bedroom midterraced house. The property benefits from ground floor shower room as well as bathroom.













#### **Entrance Hall**

UPVC double glazed front door, UPVC double glazed door to rear garden, two storage cupboards, radiator.

#### **Ground Floor Shower Room**

Shower cubicle, fully tiled, obscure UPVC double glazed window to front, radiator.

#### Lounge

13' 5" x 11' 8" ( 4.09m x 3.56m ) Radiator, UPVC double glazed patio doors to rear.

#### Kitchen

11' 6" x 13' 5" ( 3.51m x 4.09m )

Matching wall and base units with roll-edge work top and tiled splashback, space for fridge/freezer, integrated cooker, space for washing machine and tumble dryer, integrated dishwasher, one and a half bowl stainless steel sink and drainer, UPVC double glazed window to front, cupboard housing boiler.

#### **First Floor Landing**

Two storage cupboard, access to loft.

#### **Bedroom One**

11' 8"  $\times$  10' 5" ( 3.56m  $\times$  3.17m ) UPVC double glazed window to rear, radiator.

#### **Bedroom Two**

11' 6" x 10' 5" ( 3.51m x 3.17m ) UPVC double glazed window to front, radiator, storage cupboard.

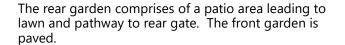
#### **Bedroom Three**

8' 8" max x 8' 9" max ( 2.64m max x 2.67m max ) Storage cupboard, UPVC double glazed window to rear, radiator.

#### **Bathroom**

Low level WC, pedestal wash hand basin, bath, radiator, part tiled walls, obscure UPVC double glazed window to front.

#### **Outside**







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# **Stour View Close, Mistley MANNINGTREE**

- Mid-Terraced House
- 3 Bedrooms
- Well Presented
- Sought After Location of Mistley
- Close to Railway Station & Manningtree Town Centre

Tenure: Freehold EPC Rating: C

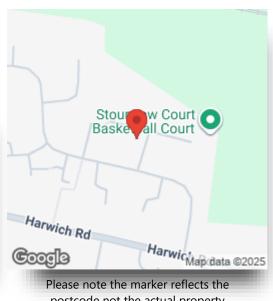
Council Tax Band: B

# £245,000









postcode not the actual property

### view this property online williamhbrown.co.uk/Property/HAW110275



Property Ref: HAW110275 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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